

For Lease

# 721 Scotch Valley Road

±2,104 SF

Hollidaysburg, PA 16648



## Nearby Retailers



**BW** COMMERCIAL  
Kandy Weader  
For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)

ACTIVE MEMBER OF:  
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COMMERCIAL BROKERAGE. *Redefined.*

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## Property Highlights

- Move-in ready offices with upgraded finishes
- Beautiful views of the valley from the office building
- Established business park
- Plenty of parking
- Offering attractive rental rates for full-service leases

## Location Overview

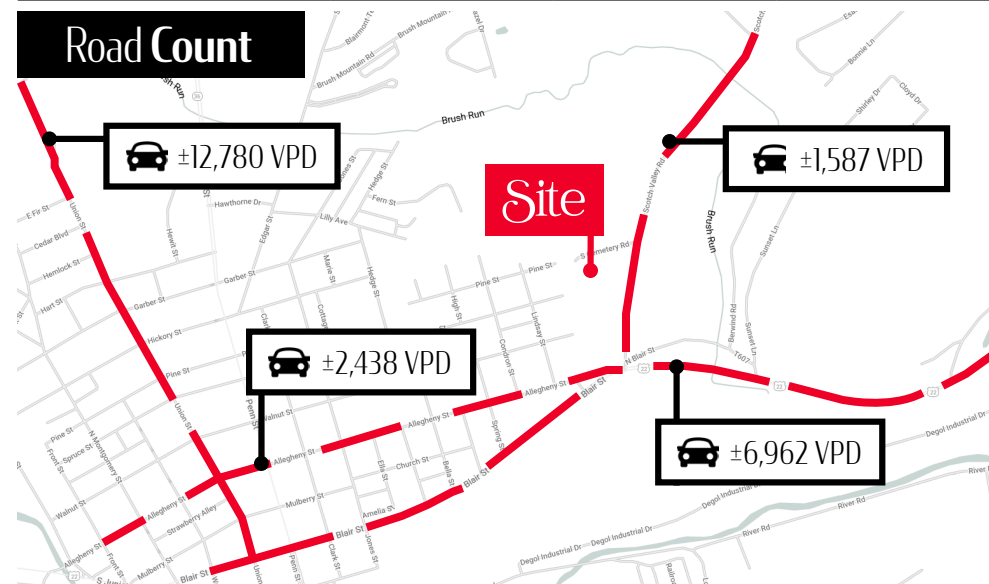
The office building is conveniently located in a business hub of Hollidaysburg just off Rt 22 between Frankstown & Duncansville on Scotch Valley Rd. The large 5-10 acre lot provides for an office and additional laydown space for businesses.

## Trade Area

Hollidaysburg (population of 5,675) is the county seat of Blair County (122,495 population), which is in central Pennsylvania. It is part of the Altoona MSA and only 5 miles from Altoona. Major thoroughways are Rt 22, which connects Frankstown to Duncansville making I-99 a convenient mode of transportation for business & industry in Hollidaysburg. The largest employers in Blair County are UPMC, Sheetz, State & Local Government, Altoona School District, Walmart, and various businesses, distribution centers, and industries.

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	5,232	42,143	102,173
TOTAL EMPLOYEES	2,565	24,623	45,933
AVERAGE HHI	\$64,184	\$60,394	\$55,840
TOTAL HOUSEHOLDS	2,280	18,191	42,740

**TRAFFIC COUNTS: Scotch Valley Road - ± 1,587 VPD**



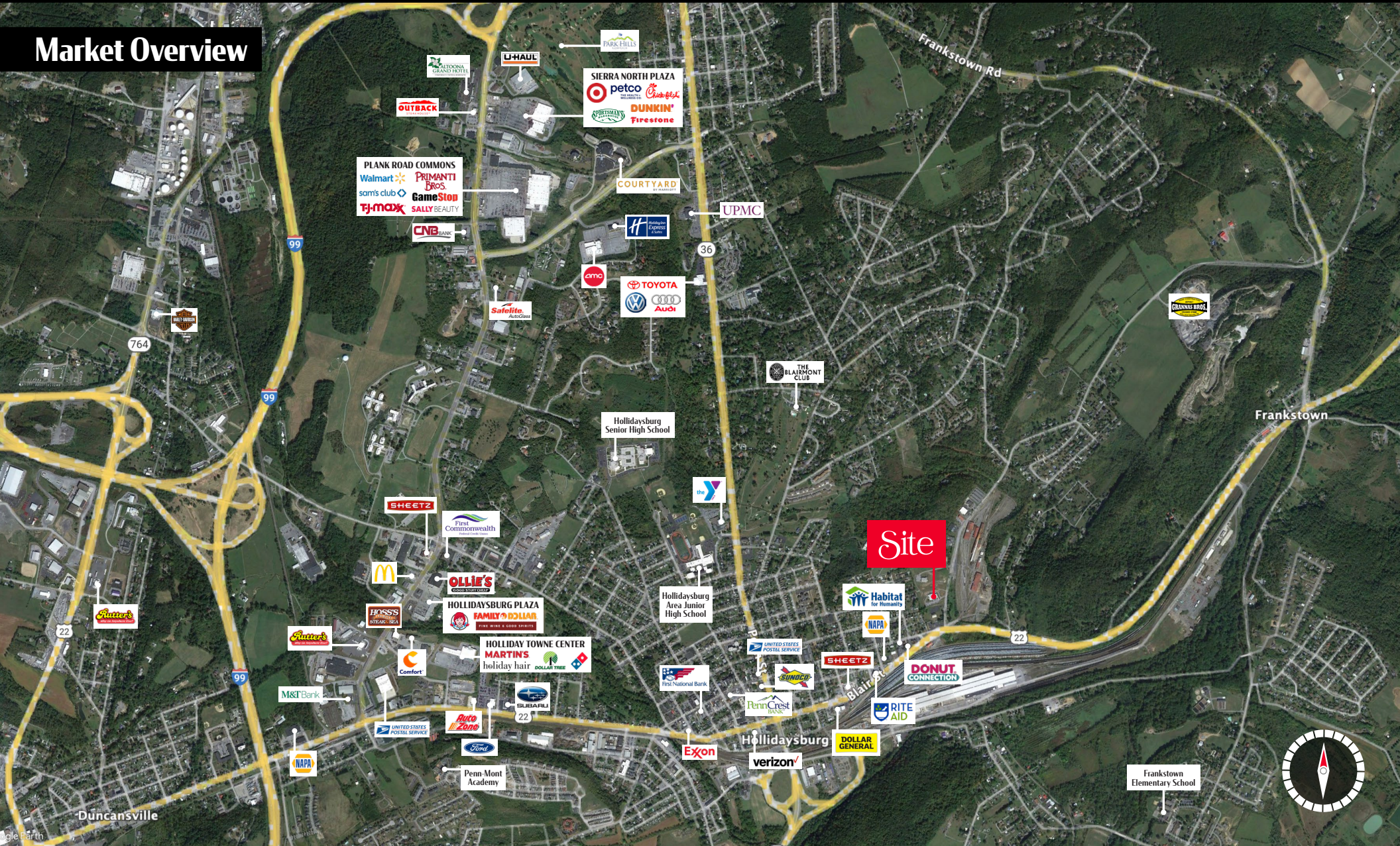


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## Market Overview



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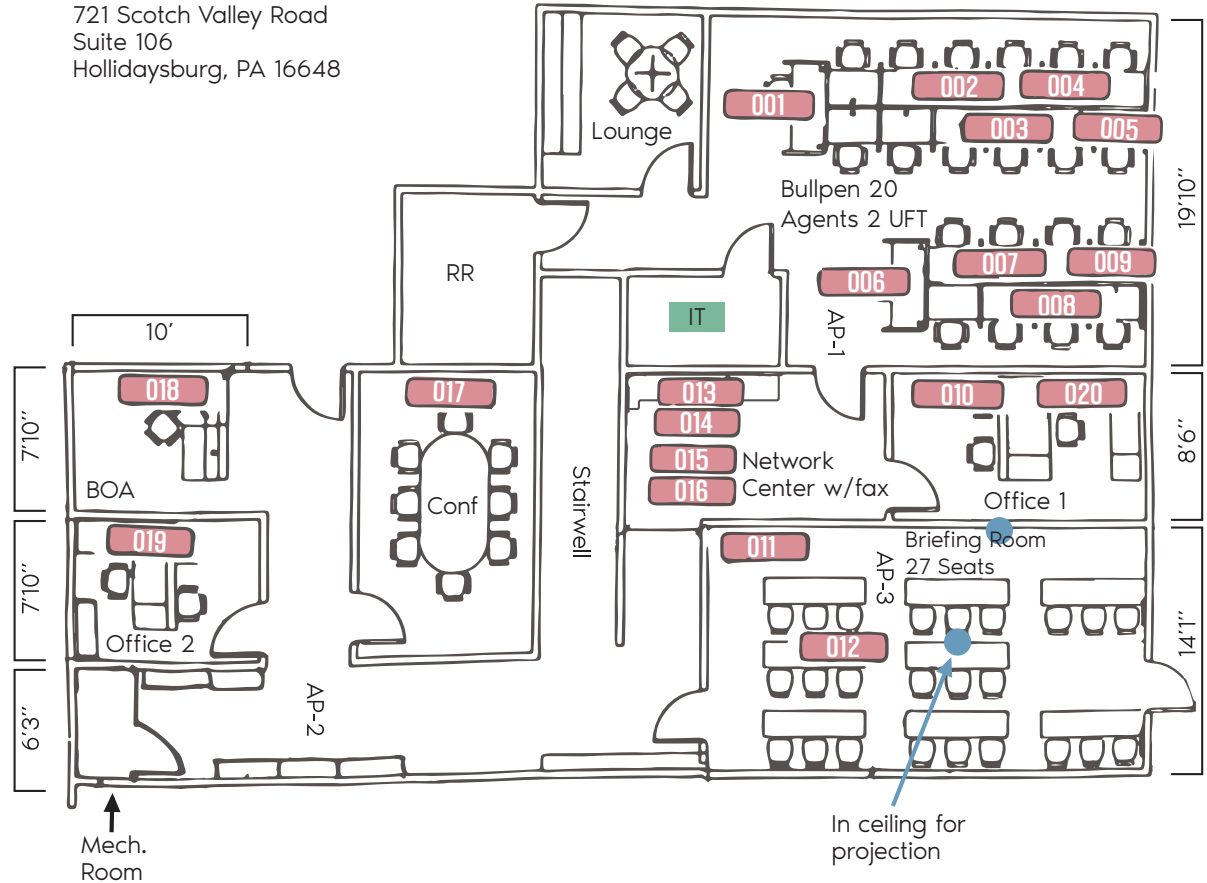
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721 Scotch Valley Road  
Suite 106  
Hollidaysburg, PA 16648



## SPACE DEATAILS

Spacious office with newer finishes ready for your business. There is a reception area, kitchenette, large conference room, 3 individual offices, large workroom with cubicles, individual restroom, and a server room. The space is partially below grade with an ADA entrance. The space is immaculate and will make a great new home for your business.



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# About Bennett Williams



Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.

## INVESTMENT ADVISOR

### KANDY WEADER

814.574.5570

[kweader@bennettwilliams.com](mailto:kweader@bennettwilliams.com)

## OUR LOCATIONS

### YORK OFFICE

3528 Concord Rd.  
York, PA 17402

### EXTON OFFICE

1 E. Uwchlan Ave.  
Suite 409, Exton, PA 19341

### WILLIAMSPORT OFFICE

1000 Commerce Park Dr. Suite 310  
Williamsport, PA 17701

### LANCASTER OFFICE

150 Farmington Ln. Suite 201  
Lancaster, PA 17601

### NEW JERSEY OFFICE

309 Fellowship Rd, Suite 200  
Mt. Laurel, NJ 08054

### WEST CHESTER OFFICE

107 E. Chestnut St. Suite 107  
West Chester, PA 19380

## CONTACT US

717.843.5555

[bennettwilliams.com](http://bennettwilliams.com)

